

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0115076292



Payment Date: 16/12/2025 00:58:00

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, BIKANER

Location: BIKANER

Period: 01/04/2024-To-15/12/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	100.00

Commision(-): 0.00

Total/NetAmount: 100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: MONA SHARMA ADVOCATE

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302029)

Address:Shantinath Pearl Residency situated at Khasra No. 79, 88/19, 88/22, 88/38, 88/40, Karmisar, Bikaner

Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11507629216122025

Date: 16/12/2025 00:58:00

Refrence No: IK20251216081101

Computer generated copy on : 16/12/2025

Courtsy : <https://Egras.rajasthan.gov.in>

Date: 16/12/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project **“Shantinath Pearl Residency”** situated at **Khasra No. 79,88/19,88/22,88/38,88/40, admeasuring a total area of 3456 sq. mtrs.** falling under the jurisdiction of Village – Karmisar, Bikaner.

I, **Mona Sharma**, Advocate have caused necessary searches in the office of Sub-Registrar, Sikar and have inspected all relevant records of the aforesaid property. The search is based on the examination of the following documents:

- Patta Vilekh issued by UIT, Bikaner
- Land Conversion Order issued by the UIT, Bikaner
- Map Approval Letter issued by BDA, Bikaner

Chronology of Title Events

The land under report is situated at Village Karmisar, Bikaner, abutting Gemna Peer Road, within the jurisdiction of Urban Improvement Trust / Nagar Vikas Nyas, Bikaner.

The land comprises Khasra Nos. 79, 88/19, 88/22, 88/38 and 88/40, having a total area of approximately 4132.07 square yards (3456.20 sq. mtrs.), as reflected in the Patta and approved plans.

Later, an application was made under **Section 90-A of the Rajasthan Land Revenue Act, 1956** seeking conversion of land use from **agricultural to non-agricultural (residential purposes)**.

The **competent authority, Nagar Vikas Nyas / UIT, Bikaner**, after due scrutiny, granted **conversion permission** vide letter no. 7175 dated 24/04/13, permitting the use of the land for residential development subject to compliance with applicable laws, premium payment, and development conditions.

Consequently, Vide Patta / Lease Deed No. 163 dated 26.04.2013, executed and registered before the Sub-Registrar, Bikaner-I, the Nagar Vikas Nyas, Bikaner granted leasehold rights in favour of:

Shri Dilip Bothra S/o Shri Nathmal Bothra, and

Shri Sanjay Daftari S/o Shri Ratna Lal Daftari,

in respect of the aforesaid khasra numbers and land area.

Thereafter, a **sub-division and layout plan** of the subject land was submitted to the **Bikaner Development Authority / Nagar Vikas Nyas, Bikaner**. Vide order dated **03.12.2025 having Rajkaj No. 19052434**, the authority approved the **sub-division and layout plan**, demarcating residential plots, roads, facilities, and common areas, subject to fulfillment of stipulated conditions and adherence to development norms.

Conclusion

Based on the examination of records and documents provided, it is my considered legal opinion that:

- The promoters have acquired the land through valid title, duly recognized in revenue records.
- The land has been legally converted under Section 90A for residential development.
- There are no visible legal impediments or encumbrances that affect the right of promoters to develop the colony known as "*Shantinath Pearl Residency*".

MONA SHARMA
Advocate
Reg. No.: R/2656/2020



Office/Residence:
4/49, K.C.C. Nagar,
Ajmer Road, Jaipur

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- Subject to compliance with the terms of the 90A approval and layout sanction from the competent authority, the promoters are legally entitled to register the said project under the Real Estate (Regulation and Development) Act, 2016.
 - The title over the project land is **clear, valid, and marketable**.

The fee receipt no. GRN: **0115076292** dated **16/12/2025** for the relevant search is enclosed herewith.



Mona Sharma
Advocate